



12.04.08
planning & development
development services center
city of las vegas

re: sdpr
de castroverde law
las vegas, nv
apn: 162.02.115.134

this submittal is to request a site development plan review for a two story office building at the above referenced site. the proposed project is a 2,672 s.f., two story office building developed to meet the needs of an expanding law practice that currently occupies the one story building directly to the south of this site. the building's placement on the site yields one of the strong points of this proposal, more parking than is required. with both properties owned and operated by the same company, this will provide additional parking for the existing building.

to achieve the amount of parking proposed required the elimination of the landscape buffer along the east and south sides of the property. for this we request a waiver of the landscape standards to permit no landscaping where 8'-0" is typically required. in addition, with the building being as close to the right of way as it is, we would also like to request a waiver to reduce the required landscaping along the right of way from 15'-0" to 7'-0" at two points along maryland parkway and from 15'-0" to 5'-0" along francis avenue. it is worth noting that the constructed state of francis avenue actually results in the landscape buffer along francis avenue being 12'-0".

and finally, we would request an exception be granted to section 19.10.010(J)(11)(e) of the city's zoning code to allow the parking lot to be 1'-0" away from the building where 5'-0" is typically required and 19.10.010(J)(11)(a) to allow no islands where two are typically required. the reduced separation between the parking lot and the building occurs along the east side of the building. we are requesting these due to our interest in providing additional parking.

just two years ago our client undertook a substantial remodel of their existing building at 1149 s. maryland parkway, directly adjacent to this site. through their efforts, they contributed to the improvement of the visual character of the properties that surround the recently improved circle park. in the short time since that undertaking, our client has acquired the subject property and are actively pursuing its redevelopment. this is a clear indication of their dedication to the huntridge neighborhood and to the city of las vegas. if approved, this project will greatly contribute to the viability of their business and the surrounding properties for years to come.

the proposed use complies with applicable provisions of the development code and the general plan; is compatible with adjacent uses in terms of scale, site design and operating characteristics; and will not cause substantial diminution of the value of other properties in the area it is located. public safety, transportation and utility facilities/services will be available to the subject property having no effect on the availability of the same services to existing adjacent development.

please call if you have any questions or need additional information

thank you,

j. david ellertsen